Sep 2026

Reasonable Exception Statement (RES)

London Plan Guidance Planning Fire Safety Strategy Policy D.12A

Site: 28 Eastern Road Plaistow London E13 9HX

Category of development HOUSEHOLDER PLANNING

Description Erection of single storey ground floor rear extension and first floor rear extension.

The current fire safety measures are appropriate and will not be adversely affected by the existing development. These measures included, but were not limited too, a mains powered and linked smoke detection system.

The proposed extension will improve fire safety for the rear of the ground floor which it will effect. A further fire door will be installed between the Hallway and the sitting/kitchen. A heat a smoke alarm will also be installed in the proposed kitchen and dining space.

1. Information on space provisions for fire appliances and assembly points

There is no plan to identify suitable positioned unobstructed outside space for Fire Appliance. However, any appliance will be directly positioned outside the building on the main road or in very close proximity to meet hose length criteria. Evacuation assembly point will be in the same location (RES).

2. Information on passive and active safety measures

The building has been design to incorporate features to reduce the risk to life. Passive and Active protection in accordance with current Building Regulations (RES).

3. Information and data on construction products and materials

New building work will be constructed to minimise the risk of fire spread to the surrounding areas in accordance with current Building Regulations. Exterior material roof of façade is being design in accordance with current Building Regulations (RES).

4. Information on means of escape and evacuation strategy

The project provides a suitable and convenient means of escape and associated evacuation strategy. Occupants will be able to escape via doors and/ or fire resistance compartment walls and fire doors. (RES) Aim to develop o robust strategy for evacuation which can be updated of and develop their own fire evacuation strategy for means of escape in the event of a fire which will likely be triggered by warning mains operated interlinked smoke and fire alarms.(RES)

5. Information on access and equipment for firefighting

The building has a suitable access and equipment for fire-fighting is not required on this project and will not be provided apart from the local fire brigade in an emergency situation. An adequate firefighting water supply will always be provided by the Fire Appliances (RES).

All of the above information is based on the fact that the building is NOT a MAJOR DEVELOPMENT and it is being established that NO net impact on existing Fire Safety Provisions. The project site and all works will comply with the minimum Fire Safety Standards of the national Building Regulations requirements.